

HOUSING ELEMENT

The Housing Element addresses the housing characteristics and needs of the City, including, but not limited to, a description of existing housing types, condition of existing units, overcrowding, overpayment, homelessness, and the demand for affordable housing in the area. It also offers programs and recommendations for addressing housing needs within the City.

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- (4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs. Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:
 - (a) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.
 - (b) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.

- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.
- (d) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements, including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include the following:

- (1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to new housing development; analysis of any special housing needs and an assessment of existing affordable housing developments.
- (2) A program which sets forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

PREVIOUS HOUSING ELEMENT EVALUATION

For purposes of this Housing Element, the term “previous planning period” is defined as the period from July 1, 2008 through October 15, 2013¹. The previous Housing Element established policies and programs to encourage a balanced range of housing, available to all income levels and household compositions, in quantities sufficient to meet the needs of the community by:

- adding 1,932 units to the housing stock at prices that are affordable to very-low-, low-, and moderate-income households; and
- encouraging a variety of residential development that promotes the availability of housing to all segments of the community, recognizing such factors as: age, income, family size, single-person households, and mobility.

The City’s progress in meeting the objectives of the policies and programs set forth during the previous planning period is described in Housing Element Technical Appendix A.

¹

Under state housing element law, a distinction is made between the “planning period” and the “projection period.” The planning period runs from the due date of a housing element to the next due date, while the projection period is the timeframe established by the Regional Housing Needs Assessment (RHNA) for allocating housing growth needs. The previous planning period was originally established as July 1, 2008 to June 30, 2014, but the adoption of SB 375 in 2008 recalibrated housing element cycles to coincide with Regional Transportation Plan updates. SCAG’s adoption of the 2012 RTP resulted in the housing element planning period being shortened to end on October 15, 2013 when the 2013-2021 Housing Element update is due.

DEMOGRAPHIC BACKGROUND

Housing needs for Cathedral City are based on a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. Rising costs and increasing competition for available physical and financial resources make it difficult for some families, especially lower income and special needs families, to find affordable housing. This section of the Housing Element presents the demographic background necessary for the comprehensive analysis of the City's housing needs.

Regional Setting

Cathedral City is located in the Coachella Valley, a subregion of Riverside County. The County encompasses a large portion of Southern California, and over the past two decades has experienced extremely rapid growth. According to Census and Department of Finance data, the County's population increased by 32%, from 1,170,413 in 1990 to 1,545,387 in 2000, and by 44% from 2000 to 2,227,577 in 2012. The incorporated cities of the Coachella Valley generally followed similar trends for population growth within the same time period.

Population

The 2000 U.S. Census estimated Cathedral City's population to be 43,647. Based on recent Department of Finance data, the population in Cathedral City grew by 19% to 51,952 by 2012. This represents an average annual growth rate of approximately 1.6% in the 12-year period between 2000 and 2012.

Ethnic Characteristics

Table III-3 below, shows the ethnic distribution for Cathedral City and Riverside County in 2010.

Table III-3
Ethnic Characteristics 2010

Racial/Ethnic Group	Cathedral City		Riverside County	
	Persons	%	Persons	%
Not Hispanic or Latino	21,115	41%	1,194,384	55%
-White	16,531	32%	869,068	40%
-Black or African American	1,108	2%	130,823	6%
-American Indian/Alaska Native	228	0%	10,931	0%
-Asian	2,449	5%	125,921	6%
-Native Hawaiian/Pacific Islander	47	0%	5,849	0%
-Other races or 2+ races	752	1%	51,792	2%
Hispanic or Latino (any race)	30,085	59%	995,257	45%
Total	51,200	100%	2,189,641	100%

Source: 2010 Census, Table DP-1

Age Distribution

Table III-4 shows the number of persons in various age groups and the percentage of each within the total population for Cathedral City and Riverside County.

**Table III-4
Age Distribution – 2010**

Age Group	Cathedral City		Riverside County	
	Persons	%	Persons	%
Under 5 years	3,546	7%	162,438	7%
5 to 9 years	3,671	7%	167,065	8%
10 to 14 years	4,024	8%	177,644	8%
15 to 19 years	4,138	8%	187,125	9%
20 to 24 years	3,383	7%	154,572	7%
25 to 29 years	3,129	6%	143,992	7%
30 to 34 years	3,050	6%	138,437	6%
35 to 39 years	3,235	6%	143,926	7%
40 to 44 years	3,534	7%	149,379	7%
45 to 49 years	3,698	7%	152,722	7%
50 to 54 years	3,264	6%	140,016	6%
55 to 59 years	2,658	5%	114,765	5%
60 to 64 years	2,507	5%	98,974	5%
65 to 69 years	2,118	4%	78,495	4%
70 to 74 years	1,841	4%	62,103	3%
75 to 79 years	1,461	3%	49,003	2%
80 to 84 years	1,042	2%	36,793	2%
85 years and over	901	2%	32,192	1%
Total	51,200	100%	2,189,641	100%
Median age	36.0		33.7	

Source: 2010 Census

Household Income

Recent Census data identified a Riverside County median household income of \$58,365. The median household income in Cathedral City for the same time period was \$45,088, 23% below the median income of Riverside County as a whole (Table III-5).

**Table III-5
Household Income**

Jurisdiction	Median Income	% of County Median Income
Cathedral City	\$45,088	77%
Riverside County	\$58,365	100%

Source: U.S. Census, 2007-2011 ACS, Table DP-3

Employment

As shown in Table III-6, a significant proportion (35%) of Cathedral City residents are employed in service-related occupations such as waiters, waitresses and beauticians. Approximately 25% are employed in sales and office-related occupations, and 22% are employed in management and professional occupations. Blue collar occupations such as construction, maintenance, production and transportation occupations constitute approximately 18% of the workforce.

**Table III-6
Employment by Occupation**

Occupation	Cathedral City	
	Persons	%
Civilian employed population 16 years and over	22,351	100%
Management, business, science, and arts occupations	4,824	22%
Service occupations	7,848	35%
Sales and office occupations	5,651	25%
Natural resources, construction, and maintenance occupations	2,477	11%
Production, transportation, and material moving occupations	1,551	7%

Source: U.S. Census 2006-2010 ACS, Table DP3

Historic Housing Patterns

According to the 2000 Census, there were a total of 17,813 total housing units in Cathedral City as shown in Table III-7 below. It should be noted that approximately 49.3% of all dwelling units were single family homes, and 14.7% were mobile homes, RVs or trailers.

**Table III-7
Housing Characteristics – 2000 vs. 2013**

	2000		2013	
Unit Type	Number of Units	% Total Units	Number of Units	% Total Units
Single-Family Detached	8,785	49.3%	11,702	55.6%
Single-Family Attached	2,575	14.5%	2,845	13.5%
Multi-Family, 2–4 Units	2,270	12.7%	2,270	10.8%
Multi-Family, 5 or More Units	1,559	8.7%	1,757	8.3%
Mobile home, RV, Trailer, Other	2,624	14.7%	2,476	11.8%
Total	17,813	100.0%	21,050	100.0%

Source: 2000 Census; Department of Finance Table E-8, 2013

The Department of Finance (DOF) offers estimates for Cathedral City’s 2013 housing characteristics, which are also presented in Table III-7 for comparison. This table shows that the single-family detached portion of the housing stock increased from just under half to 55.6% during this 2000-2013 period, while the proportion represented by other housing types declined slightly.

Vacancy Status

The 2010 Census showed an overall vacancy rate of 19% in Cathedral City. The number of vacant units for each unit type is shown in the table below. As with many communities in the Coachella Valley, a significant number of units are second homes used on a part-time basis. Correcting for these seasonal or recreational units, which are considered vacant by the Census but are not available or used for permanent occupancy, the vacancy rate decreases to 9%. It is also likely that a number of vacant units are bank-owned due to foreclosure.

**Table III-9
Vacancy Status**

Housing Type	Cathedral City		Riverside County	
	Units	%	Units	%
Occupied housing units	17,047	81%	686,260	86%
Owner-occupied housing units	10,769	51%	462,212	58%
Average household size of owner-occupied units	2.81		3.10	
Renter-occupied housing units	6,278	30%	224,048	28%
Average household size of renter-occupied units	3.29		3.22	
Vacant housing units	3,948	19%	114,447	14%
For rent	786	4%	23,547	3%
Rented, not occupied	56	0.3%	1,107	0.1%
For sale only	472	2%	18,417	2%
Sold, not occupied	72	0.3%	3,255	0.4%
For seasonal, recreational, or occasional use	2138	10%	50,538	6%
All other vacants	424	2%	17,583	2%
Homeowner vacancy rate (%)	4.2		3.8	
Rental vacancy rate (%)	11		9.5	
Total housing units	20,995	100%	800,707	100%

Source: 2010 Census, Table DP-1

Overcrowding

The 2010 Census reported that the average household size for renter-occupied units was 3.29 persons and the average household size for owner-occupied units was 2.81 persons in Cathedral City.

Recent Census data estimated the number of households with overcrowding by persons per room. Overcrowding is defined by the Census Bureau as more than 1.01 persons per room. In Cathedral City, there were 499 owner-occupied households that were considered to be overcrowded. For renter occupied units, there were 770 households that were overcrowded in the same time period. These data are shown below:

**Table III-10
Overcrowding**

Persons Per Room	Owner Households	Renter Households
1.01 to 1.50	415	524
1.51 to 2.00	65	205
2.01 or More	19	41
Total Overcrowded	499	770

Source: Census 2006-2010 ACS, Table B25014

Overpayment

Overpayment is defined as more than 30% of gross household income being dedicated to the cost of housing. Table III-12, below, shows recent overpayment estimates for the City. As seen in this table, lower-income households have a high rate of overpayment, especially those in the extremely-low-income (ELI) category.

Table III-12
Overpayment by Income Level

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	379		645	
Households overpaying	375	98.9%	620	96.1%
Very low households	1,595		2,565	
Households overpaying	1,255	78.7%	2,220	86.5%
Low households	2,080		1,030	
Households overpaying	1,495	71.9%	720	69.9%
Subtotal: All lower-income households	4,054		4,240	
Subtotal: Households overpaying	3,125	77.1%	3,560	84.0%
Moderate households	2,125		935	
Households overpaying	1,330	62.6%	455	48.7%
Above moderate households	4,520		610	
Households overpaying	1,130	25.0%	40	6.6%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

HOUSING CHARACTERISTICS

Housing Prices and Affordability

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2013, the area median income (AMI) for a family of four in Riverside County is \$65,000. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be “affordable” are shown in Table III-13.

An affordable housing payment is considered to be no more than 30% of a household’s gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table III-13. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

Table III-13
Income Categories and Affordable Housing Costs – Riverside County

2013 Areawide Median Income = \$65,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,100	\$503	--
Very Low (31-50% AMI)	\$33,500	\$838	\$150,000
Low (51-80% AMI)	\$53,600	\$1,340	\$250,000
Moderate (81-120% AMI)	\$78,000	\$1,950	\$350,000
Above moderate (120%+ AMI)	\$78,000+	\$1,950+	\$350,000+

Assumptions: --Based on a family of 4
 -30% of gross income for rent or PITI
 -5% down payment, 4% interest, 1.25% taxes & insurance
 Source: Cal. HCD; J.H. Douglas & Associates

- ***Ownership Housing***

According to DataQuick Information Systems, the 2012 median resale single-family home price in Cathedral City was \$159,000, which was significantly lower than the median price of \$205,000 for Riverside County as a whole. The median resale price for condos was \$100,000, also well below the county median of \$157,000. Based on these prices, even many lower-income households should be able to find affordable homes.

- ***Rental Housing***

The rental housing market in Cathedral City includes apartments, townhomes, mobile homes and single-family homes. Typical rents range from \$900 to \$1,350 for 2- or 3-bedroom apartments in complexes². Based on Riverside County income limits and current rental rates, low-, and moderate-income households can find affordable market rents in Cathedral City. However, households with very-low or extremely-low incomes face an “affordability gap.” Programs to facilitate development of new assisted rental housing and Section 8 vouchers can help to address this gap, and are discussed in the housing programs section of the Housing Element.

Inventory of Lands for Housing

There is a substantial amount of vacant land within the City available for affordable residential development. Table III-15 illustrates lands available in the multiple-family land use designations, as well as City-owned single-family lots proposed for self-help housing. This includes the Resort Residential zone, which has been calculated at a density of 7 units per acre consistent with historical development patterns and zoning regulations; the R-2 zone, which allows 10 units per acre; the R-3 zone, which allows 20 units per acre; and the Downtown Residential Neighborhood and Mixed Use Commercial zones, which both allow an average of 27 units per acre.

²
Rent.com, accessed 5/29/2013

The following listing demonstrates the typical densities at which projects in the City have been approved.

Crossley/Ramon Road Project: Zoned R-2, this project consists of 29.68, entitled for 294 units, or a density of 10 units per acre.

34260 Corregidor Project: This 4.5 acre property is zoned R-2, and is approved for 13 units per acre, and a total of 60 units.

Chia Place Project: This R-2 property consists of 7.49 acres, on which 94 units have been approved, at a density of 13 units per acre.

Landau and Quijo Project: This 6.73 acres parcel in the R-3 zone is approved for 149 units, or a density of 22 units per acre.

Melrose Drive Project: This 0.39 acre site, although small, is approved for 5 units, or a density of 13 units per acre.

A Street/Buddy Rogers Project: This DRN zoned, 2.48 acre parcel is approved for 75 units, or a density of 30 units per acre.

Mary Pickford Project: This MXC site, which consists of 1.31 acres, is approved for 61 units, at a density of 47 units per acre.

In addition, the City has traditionally developed affordable housing projects in the R-2, DRN and MXC zone, as shown in Table III-14, which illustrates the existing affordable housing projects. As shown in the table, the assumptions for density used in Table III-15 are conservative, and are likely to represent an under-counting of the densities at which the available sites will build out.

Table III-14
Existing Affordable Project Density

Project	Zoning	Acreage	Density
Casa Victoria	R-2	1.8 acres	28 d.u./acre
Heritage Park	R-2	5.8	25 d.u./acre
Creeside Apts.	R-2	21	9 d.u./acre
Ocotillo Place Apts.	R-M	8.34	16 d.u./acre
Park David	R-2	10.6	23 d.u./acre
Canyon Vista	R-2	4.88	17 d.u./acre
Casa San Miguel de Allende	DRN	1.15	33 d.u./acre
Tierra del Sol	DRN	2.5	30 d.u./acre
Cathedral Town Villas	MXC	1.31	47 d.u./acre

Finally, assumptions for density in the DRN and MXC zones are feasible because the zones allow both residential and commercial uses, with no requirement for ground floor commercial development. They require a minimum building height of 20 feet and a maximum building

height of 55 feet and allow 5-story development with no setback requirements; and with reduced parking requirements. Therefore, even when accounting for surface parking and open space requirements, a density of well over 30 units can be achieved in either zone.

Developers of affordable housing in the City and in the Coachella Valley, including Palm Desert Development and the Coachella Valley Housing Coalition, have stated that densities for their projects are calculated at 14 to 18 units per acre, in order to provide the quality of projects that they strive for. Two recent projects, the Dream Homes project (Assessor's Parcel #677-410-009 in Table III-15) and the Cathedral Family project (Assessor's Parcel #673-140-010 to -013 & 017 in Table III-15), were approved for 13 units per acre in the R-2 zone. The Dream Homes project will cost \$335,165 per unit, and the Cathedral Family project will cost \$253,570 per unit. Both projects, as described below, are funded through a variety of programs, and have been demonstrated to be feasible. The development of affordable units at a density of less than 15 units per acre is therefore feasible in Cathedral City.

As stated below, land cost in Cathedral City ranges from \$50,000 to \$70,000 per acre. At a density of 10 units per acre, this equates to \$5,000 to \$7,000 per unit. The affordable housing community estimates that construction costs for affordable housing units are approximately \$250,000 to \$325,000. When added to land cost, this represents a total cost per unit of \$255,000 to \$337,000 per unit. Projects in this cost range can be funded, when including HOME funds, tax credit funds or other programs, and built in the range of 14 to 16 units per acre. Most importantly, the affordable housing community has indicated that projects above this range are not marketable, insofar as more dense projects cannot be built and include the amenities and common areas which make a project a liveable community for the families who are looking for rental units. The Coachella Valley Housing Coalition and Palm Desert Development, which attended the City's workshops, clearly stated that they will not plan projects at densities over 16 units per acre, since the higher densities do not allow them to create communities which they can lease, because they cannot provide the services and amenities which create a healthy living environment.

Small lots included in the inventory in the Downtown area are adjacent to each other, and could benefit from lot consolidation. A program has been added to encourage lot consolidation.

Appendix B contains the maps for all lands listed in Table III-15.

**Table III-15
Inventory of Available Vacant Lands**

Description	GP/Zone	Realistic Density	Acres	Potential Units
Lower-Income Sites				
687-085-005	DTC/DRN	27	0.25	6
687-085-006	DTC/DRN	27	0.24	6
687-092-002	DTC/DRN	27	0.24	6
687-101-007	DTC/DRN	27	0.38	10
687-096-003	DTC/DRN	27	0.32	8
687-193-003	DTC/MXC	27	0.2	5
687-193-004	DTC/MXC	27	0.18	4
687-195-002 to 010 & -012	DTC/DRN	27	1.11	29
687-197-004 to -007 & -016	DTC/DRN	27	0.72	19
687-198-014 & -015	DTC/DRN	27	0.25	6
687-475-001	DTC/MXC	27	1.81	48
687-475-002	DTC/MXC	27	0.34	9
687-170-007	DTC/MXC	27	0.48	12
687-472-005	DTC/MXC	27	0.54	14
687-473-008	DTC/MXC	27	0.67	18
687-180-005	DTC/DRN	27	6.67	180
687-213-001, -003, -004, -007, -008 & -010	DTC/DRN	27	0.63	17
687-215-001 to -004	DTC/DRN	27	0.44	11
687-203-019 & -020	DTC/MXC	27	0.24	6
687-203-010 & -011	DTC/DRN	27	0.34	9
687-500-001	DTC/DRN	27	4.26	115
687-500-018	DTC/DRN	27	5.89	159
687-500-003	DTC/DRN	27	1.07	28
687-196-001 to -006	DTC/MXC	27	0.67	18
687-198-001 to -006	DTC/DRN	27	1	27
680-260-025	RH/R-3	20	0.89	17
680-260-031	RH/R-3	20	3.58	71
680-260-032	RH/R-3	20	3.58	71
Subtotals – Lower-income sites				929
Moderate-Income Sites				
City Owned Duplex lots (see list below)	RM/R-2		Varies	10
680-190-035	RM/R-2	10	7.43	74
677-410-009*	RM/R-2	12.5	7.5	94
677-420-016**	RM/R-2	28	10.5	294
687-040-057	RM/R-2	10	16.72	167
677-173-039***	RM/R-3	22.1	6.73	149
Subtotals – Moderate-income sites				788
Above-Moderate-Income Sites				
681-310-031	RR/RR	6.8	2.35	16
681-310-011	RR/RR	7.2	2.5	17
681-310-014	RR/RR	7	5	35
681-210-016	RR/RR	7.2	2.5	17
City Owned SF Lots	RL/R-1		Varies	52
Subtotals – Above-moderate-income sites				137
Total Units				1,854

Notes:

- * Entitled for 94 very low income units. Start of construction expected in 2014. Funded through tax credits, grants and private donations.
- ** Entitled for 294 units. On hold due to current economy. Funding unknown.
- *** Entitled for 149 units. On hold due to current economy. Funding unknown.

Finally, as shown in Table III-15, there is current capacity for 1,854 total units. The City has a RHNA allocation of 236 units for low-, very-low- and extremely-low-income units. The City has an inventory of sites that could accommodate 929 lower-income units in the DRN, MXC and R-3 zones, as shown in Table III-15, which exceeds the lower-income RHNA allocation by a substantial margin.

City Owned Duplex Lots

The Housing Successor Agency owns five parcels zoned for duplex development, which it plans to sell for the development of income-restricted duplexes. These parcels are: AP Nos. 675-271-036, 675-271-037, 675-271-040, 675-271-041, and 675-271-042.

City Owned Single Family Lots

The Successor Agency also owns individual lots in the R-1 zone, which it plans to develop as infill affordable housing. These parcels include oversized lots which are currently being subdivided, and have an estimated capacity of 52 affordable homes, however these parcels have been tabulated in the above-moderate category in Table 15 due to the low density of these potential units.

Single Family Residential Potential

In addition to the parcels listed in Table III-15, there are an additional 800.62 acres of R-1 zoned vacant lands in the City which can accommodate single family residential development for the Above Moderate land use category during the planning period. At the maximum allowable density for the R-1 zone, this could yield approximately 4,804 units.

North City Specific Plan

In 2007, Cathedral City annexed over 1,300 acres into the City's limits north of Interstate 10. A specific plan, known as the North City Specific Plan, was adopted in 2009. The specific plan includes not only the lands recently annexed, but lands which have been in the City's corporate limits, and totals 5,000 acres. The Plan estimates the maximum residential buildout potential to be approximately 16,000 dwelling units.

As proposed, the North City Specific Plan will provide for a wide range of residential opportunities, such as a diversity of residential densities, including but not limited to residential estates (RE) at 2 units to the acre and Mixed Use - Urban (MU-U), which allows up to 45 units to the acre.

It should be noted that development is currently constrained by the limited availability of infrastructure in this area. The City is working to extend and expand the availability and capacity of service systems to facilitate development of this important new area. It can be expected that the North City Specific Plan area will begin to develop in this planning period, but that its greatest development activity will occur toward the end of this time frame. As

demonstrated in Table III-15, above, however, the City has adequate development sites available for affordable housing in the existing core of the City, and the North City area will not be required to meet its housing needs.

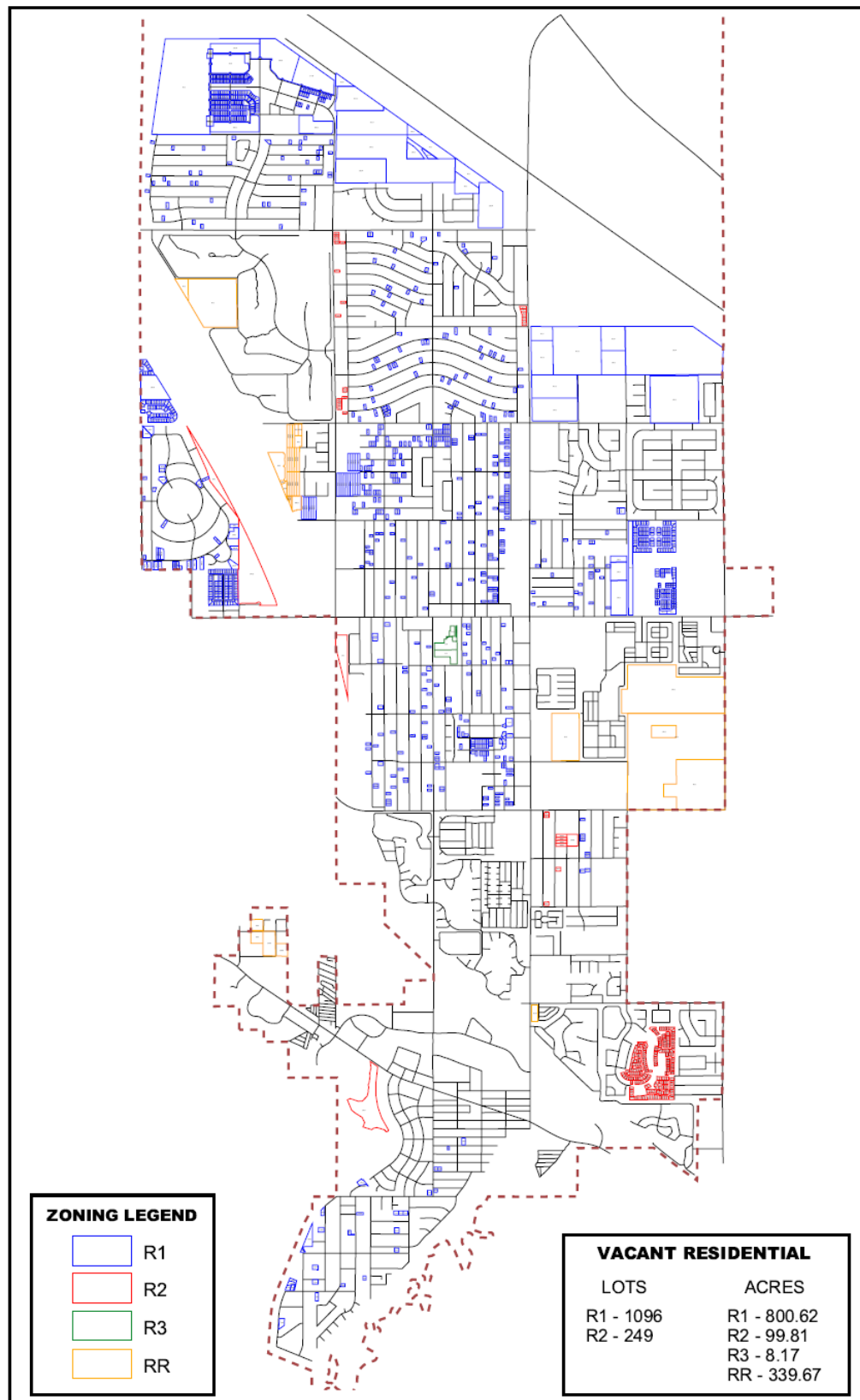
Table III-16 below summarizes the City's residential land inventory compared to the Regional Housing Needs Assessment for the 2014-2021 period. The realistic capacity of vacant parcels exceeds the RHNA allocation for all income categories.

Table III-16
Residential Land Inventory Summary

	Income Category		
	Lower	Mod	Above Mod
Vacant parcels	929	788	4,900
RHNA 2014-2021	236	110	254
Adequate Sites?	Yes	Yes	Yes

Source: City of Cathedral City, 2013

Exhibit III-7a



Age of Housing Stock

The age of housing is an important characteristic of the housing stock, indicating the relative condition of housing units. Most homes have a useful life of approximately twenty to thirty years. After that time, the need for maintenance and rehabilitation becomes critical if the dwelling unit is to remain safe and sanitary.

According to recent Census data, about 27% of the houses in Cathedral City were built prior to 1980, as demonstrated in the Table below.

Table III-16
Age of Housing Units

Year Built	Cathedral City		Riverside County	
	Units	%	Units	%
Built 2005 or later	896	4%	21,184	2%
Built 2000 to 2004	3,969	18%	63,957	6%
Built 1990 to 1999	3,987	18%	120,798	12%
Built 1980 to 1989	7,332	34%	167,031	16%
Built 1970 to 1979	2,757	13%	262,455	25%
Built 1960 to 1969	1,757	8%	215,213	21%
Built 1950 to 1959	863	4%	138,061	13%
Built 1940 to 1949	120	1%	26,745	3%
Built 1939 or earlier	144	1%	26,810	3%
Total units	21,825	100%	1,042,254	100%

Source: Census 2006-2010 ACS, Table DP-4

Generally, the oldest homes, built before 1940, were built in the Downtown area. Homes built between 1940 and 1949 occur in the Cove. Homes built from 1950 to 1959 occur in the Downtown, Cove and Outpost neighborhoods; and homes built from 1960 to 1969 occur in the Dream Homes, Outpost, and Cove neighborhoods. From 1970 to the present, the distribution of construction has been more widespread throughout the City, and represents both the construction of in-fill lots in existing subdivisions, as well as new tracts constructed north of Ramon Road.

The City's Code Compliance Division responds to complaints and issues orders for property abatement. Property owners are referred to City staff for information regarding programs that provide rehabilitation assistance, particularly for lower-income owners.. Prior to the statewide elimination of redevelopment agencies, the Agency provided assistance to lower-income homeowners in carrying out needed repairs, but this source of funding is no longer available.

RESTRICTED HOUSING PROJECTS³

The City of Cathedral City has a number of affordable housing options within its boundaries. These include the following:

Built Prior to 1998

Mountain View Apartments

This 280 unit project is located at 68-680 Dinah Shore Drive. The project was completed in three phases completely financed with a FmHA 515 loan. The project was built in 1982, and refinanced in 1997. The complex is restricted to seniors 62 years of age or older, unless disabled or handicapped. Rent is restricted to 30% of the renter's income, and water and trash services are included in the price of rent. The units are restricted to very low and low income households.

Corregidor Apartments

This 14 unit project restricted to very low income families was built in 1985 using LPRH housing funds. This project site is owned by the Riverside County Housing Authority and is located at 34-355 Corregidor Drive.

Cathedral Palms Apartments

This 231 unit project is located at 31750 Landau Boulevard. The project was originally constructed in 1968 and substantially rehabilitated in 1997, using bonds and RDA set aside funds. The project offers 191 studios and 40 two-bedroom apartments to low-income seniors (over 55). Utilities are provided, including water, gas, cable, and domestic trash services.

Terracina Apartments

This project provides 80 units to low- and moderate-income families consisting of 1 one-bedroom unit, 47 two-bedroom units, 30 three-bedroom units, and 2 four-bedroom units. It is located at 69-175 Converse Road and was built in 1994. This project was at risk of conversion to market-rate and the Redevelopment Agency provided assistance to ensure continued affordability for an additional 55 years.

CVHC Duplex Conversion Project

In 1997-1999 the Redevelopment Agency cooperated with the Coachella Valley Housing Coalition to acquire 16 bank-owned duplexes (originally constructed in the 1980's) and convert the units into 32 affordable, single-family, owner-occupied homes through a self-help program, with the families rehabilitating and converting the homes as part of the down-payment at an affordable purchase price.

³ "City of Cathedral City: Affordable Housing Locations for the Coachella Valley 2006," assistance programs for the Coachella Valley, September 2008.

Built During the 1998-2005 Planning Period

Casa Victoria

Casa Victoria is a 50 unit project opened in 1999 using HUD 202 funds. This project provides housing for low-income seniors over 62 years of age. Rent is restricted to 30% of their income, and utility allowances are offered. The apartment complex is located at 34-445 Corregidor Drive.

Heritage Park

Contains 153 units within a two-story complex, including 144 one-bedroom units and 7 two-bedroom units and two management units. This project provides housing for low-income seniors over 55 years of age. Water and trash services are included. The project is located at 69-100 McCallum Way.

Creekside Apartments

Consists of 185 units within a one and two-story complex. There are 41 two-bedroom units, 104 three-bedroom units, and 40 four-bedroom units. This project provides housing for low and very low income families. Water and trash services are included. The project is located at 68-200 33rd Avenue.

Ocotillo Place

Provides 135 apartments, of which 108 units are for moderate to high income tenants, and 27 units are for very low income tenants. The low income units were acquired using bond financing from CSCDA. The project is located at 69155 Dinah Shore Drive, and was acquired and substantially rehabilitated using a bond issue in 1998. One and two-bedroom units are offered, and tenants pay a small portion of the water and gas bill.

Park David Apartments

This 240 unit apartment project for low income seniors (over 55) is located at 27-700 Landau Boulevard. The project contains 120 one-bedroom units and 120 two-bedroom units, and does not supplement any utilities for residents. The complex offers 20% of the units to very low income seniors and 80% to low income seniors, became operational in 2000.

Canyon Vista Apartments

This family project offers 90 units, including 9 unrestricted, 37 moderate income, 37 low income, and 9 very low income units. It is located at 68-605 Corral Road.

Casa San Miguel de Allende

This two-story 39 unit project is located in multiple buildings on and around Melrose Drive in the Cove neighborhood, south of East Palm Canyon Drive. The project is restricted to very low income disabled persons. It was opened in 1998, using HOME, RDA, HOPWA, and CDBG funds.

Built During the 2006-2013 Planning Period

Tierra del Sol

This project was under construction in 2007 and operational in July of 2008. It provides 75 one-bedroom units to very low income senior households over the age of 62. It was primarily funded with local and HUD 202 funding and rents are 30% of the tenants' income. Tierra del Sol provides gas for hot water. It is located at 37101 W. Buddy Rogers Avenue.

Cathedral Town Villas

Located at 36-700 Pickfair Street, this 61 unit apartment complex offers non-age restricted housing to moderate income families. The project was completed in 2006 and occupied in 2007.

AFFORDABLE HOUSING PROGRAMS

Self-Help Housing

The Coachella Valley Housing Coalition, Building Horizons, private developers, and Habitat for Humanity have completed 60 new single-family homes for very-low- and low-income buyers in the City of Cathedral City. The down-payment for these homes was earned through “sweat equity,” which is defined as the recipients’ participation in the construction of the home. Loans that are below the market interest rates are available for such buyers.

Mobile Home Parks

The Department of Finance estimates that there were 2,476 mobile homes, RV’s, or trailers in the City as of January 1, 2013. According to the 2013 operating permits for Mobile Home Parks, there are 2,120 mobile home spaces and 286 resort vehicle spaces, for a total of 2,406 mobile home and RV spaces. Traditionally, mobile home parks have provided affordable housing opportunities, particularly for senior citizens. In Cathedral City, 770 spaces within the existing mobile home parks are under the potential purview of the City’s rent control ordinance.

Per state law, the City allows mobile homes and manufactured housing in parks or subdivisions, and also on residential lots in the R-1 and R-2 zones, subject to Building Code requirements.

City Programs

The following City programs provide housing assistance to eligible residents.

Sewer Hook-Up Assistance Redevelopment Program

This program is available to pay up to \$3,000 of the hook-up fees for low or moderate income households whose septic system fails. The City’s current maximum is \$4,210 in the Cove neighborhood. The program can also pay up to 100% of the cost of labor and materials for abandoning the septic and connecting to sewer. Repayment at the time of a future sale is without interest.

County Programs

As a participating city, Cathedral City’s Office of Housing Assistance cooperates with numerous County programs to provide rental assistance and to encourage the construction of

new affordable housing. The programs discussed below are available to qualified Cathedral City residents.

Section 8 Housing Assistance

Housing assistance is offered to low-income families who wish to live in privately owned multi-family developments that have been rehabilitated or upgraded. Once eligibility is confirmed, the family is given a choice of available sites from which to choose. They are expected to pay between 30% and 40% of their income.

The Riverside County Housing Authority provides HUD Section 8 rental assistance to lower income renters within the City. Since Section 8 vouchers are “portable” the number of households using vouchers in the City fluctuates over time.

EDA Senior Home Repair Program

Lower-income homeowners or mobile home owners of 62 years of age or older can qualify for grants of up to \$6,000 to improve or repair their property. Funds can be used for minor repairs and/or one time major repairs. To be eligible for this program, recipients must own their own home and meet the requirement of the low-income category.

Fair Housing Programs

The City has an agreement with the County of Riverside to provide anti-discrimination, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, lead-based paint programs, and other housing related services for Cathedral City residents. Services are designed to implement fair housing policies and procedures and to provide information concerning fair housing rights and minority rights under existing fair housing laws, which include providing housing opportunities for all persons regardless of race, color, national origin, religion, sex, familial status, disability, ancestry, marital status, or any other arbitrary factors.

Home Rehabilitation Program

The County program allows loans of up to \$20,000 for home improvements for qualifying lower income home owners.

First Time Homebuyer Program

This program offers qualified first-time home buyers financial assistance for a down payment and closing costs on a newly purchased home. Assistance is provided to lower-income persons. The amount of assistance offered depends on the buyer’s qualifications and the price of the home. Generally, assistance for a down payment is less than 20% of the cost of the home, and assistance for closing costs is up to 6% of the purchase price, or \$10,000. Currently (March 2008), the County does not have funds to support this program, but additional fund were made available from federal NSP-funded programs and from Mortgage Credit Certificates in 2009.

FUTURE HOUSING NEEDS - RHNA

Each city is required to analyze existing and projected housing needs and develop an implementation program to describe how the City will attain its housing goals. In addition, the projected housing need must include a locality's fair share of regional housing needs. In 2012, the Southern California Association of Governments (SCAG) approved the Regional Housing Needs Assessment (RHNA) for the 2014-2021 period. The City of Cathedral City's allocation under the RHNA is depicted below.

Table III-19
Cathedral City RHNA Allocation 2014-2021

Income Category	Number of Units
Above Moderate	254
Moderate	110
Low	95
Very Low	70
Extremely Low*	71
Total	600

Source: SCAG 2012

*50% of the Very Low income category pursuant to state law.

Quantified Objectives

As mentioned above, a number of housing units in the City are of older construction, and require either rehabilitation or conservation in order to be maintained as viable dwelling units. As such, the City had implemented programs funded by its former Redevelopment Agency to provide funding and assistance in the rehabilitation of housing units. Areas of particular concern continue to include the areas on the edge of the Downtown, the Whitewater neighborhood, the neighborhood north of Dinah Shore Drive and west of Date Palm Drive, and the Dream Homes neighborhood. However, these programs are no longer available due to the statewide dissolution of redevelopment agencies.

Table III-20
Quantified Objectives (2013-2021)

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	71	70	95	110	254	3,329
Rehabilitation	60	60	120	120		360
Conservation	15	15	50			80

Affordable Units at Risk

Tables III-20 and III-21 identify affordable housing units within the City. The tables indicate that 280 rental units in the Mountain View Apartment complex could be released from their restricted status before 2015. In 1994 financing for this project was changed from the FmHA loan (515) to a USDA Rural Development Loan which allows for affordability controls through 2034. However, after 2014 the loan could be pre-paid, which could remove the affordability

control. Should the project elect to pre-pay its loan, a number of organizations, including the Coachella Valley Housing Coalition, the Riverside County Housing Authority, or several private sector developers who currently operate affordable housing projects in the City, would be contacted and encouraged to participate in the project's preservation as affordable housing. Based on the City's most recently obtained pro-formas for affordable housing projects, construction costs for replacement of these units would be between \$240,000 and \$325,000 per unit. Purchasing existing affordable units in the area currently is approximately \$100,000 to \$130,000 per unit. Therefore, the preservation of these units is important to the City's affordable housing inventory.

**Table III-21
Restricted Affordable Rental Housing**

Rental Housing Project	Units	Affordable to:	Earliest Release	Primary Subsidy Type
Mountain View Apts 68-680 Dinah Shore Dr.	280 1-bedroom	Very low income seniors	2014	USDA Rural Development Loan
Corregidor Apartments 34-355 Corregidor Dr.	14 2 bedroom	Very low income families	None	Owned by County Housing Authority
Terracina Apartments 69-175 Converse Road	80 2,4-bedrooms	Low income families	2052	Tax Credits & HOME
Cathedral Palms 31750 Landau Blvd	231 Studio & 1-bedrooms	Very low income seniors	2052	AHP, HOME, & RDA set-aside
Ocotillo Place 69155 Dinah Shore Dr.	135 1,2-bedrooms	Low, moderate income	2027	RDA restricted & Tax Credits
Casa Victoria Apts. 34475 Corregidor Dr.	49 1-bedroom + manager	Very low income seniors	2052	HUD 202 & RDA restrictions
Casas San Miguel de Allende 37155 Palo Verde, 68375 Tahquitz Drive, and 37095 Melrose	36 Studios & 2 1-bedrooms	Special needs and disabled	2053	HOPWA, HOME, Tax Credits, Supportive Housing Program, CDBG & RDA set-aside
Heritage Park 69-100 McCallum Way	144 1-bedroom 8 2-bedroom	Low income seniors	2059	Tax Credits, HOME, & RDA set-aside
Creekside Apartments 68-200 33 rd Avenue	41 2-bedroom 104 3-bedroom 40 4-bedroom	Lower income families	2059	Tax Credits, HOME, AHP, & RDA set-aside
Park David Apts. 27-700 Landau Blvd	120 1-bedroom 120 2-bedrooms	Lower income seniors	2055	Tax Credits & RDA set-aside
Canyon Vista Apts. 68605 Corral Road	81 units	Moderate and lower income	2056	Tax Credits & RDA set-aside
Cathedral Towne Villas 36-700 Pickfair St.	61 1, 2-bedrooms	Moderate Income families	2061	RDA set-aside
Tierra del Sol 37101 W Buddy Rogers Ave.	75 1-bedroom	Lower income families and seniors	2063	HUD 202, HOME & RDA set-aside
Source: Cathedral City Office of Housing Assistance, 2008				

**Table III-22
Restricted Affordable Owner-Occupied Units**

Owner-Occupied Housing	Units	Affordable to	Earliest Release	Type of Subsidy
30 to 45 year Covenant with resale restrictions	450	Very low to moderate income	2025 or at pay-off	RDA – CHIP loans/grants
30 year Habitat for Humanity Housing	7	Very low income	2025	RDA Habitat grants
30 year Covenant with resale restrictions CVHC conversion	32	Very low to low income	2025	Home Grant & RDA silent second
30 year Covenant on self-help homes	13	Very low income	2025	RDA/Silent Second
30 year Covenant on 1st Time Homebuyer grant	29	Very low and low income	2027	RDA Grant
Source: Cathedral City Office of Housing Assistance, 2013				

POTENTIAL CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

Governmental Constraints

This section of the Housing Element examines the potential governmental constraints imposed by the City in the form of zoning, fees, and other restrictions, and determines whether these are constraints to the provision of housing.

Development Standards

The City's Zoning Ordinance regulates a wide range of development standards, including building height, lot size, and setbacks. The requirements of the City's Zoning Ordinance are listed in the Table below.

**Table III-23
Residential Standards**

Standard	R-1	R-2	RM	R-3	RH	RR	DRN**	MXC**
Units/Acre	4.5	10	10	20	20	6.5	20-36	20-36
Lot Area (s.f.)	7,200 s.f.	8,000 s.f.	20,000 s.f.	30,000 s.f.	40,000 s.f.	2.5 ac.	N/A	N/A
Building Lot Coverage	40%	50%	60%	60%	65%	40%	N/A	N/A
Setbacks:								
Front	20	15	15	15	15	10	10	10
Side	5/10	5/10	10/15	15	15	N/A	0	0
Rear	15	15	10	15	15	N/A	N/A	N/A
Private Outdoor Living Space	N/A	80 s.f./unit	400 s.f./unit	300 s.f./unit	300 s.f./unit	Varies	Varies	Varies
Building Height	26 ft.	26 ft.	26 ft.	35 ft.	35 ft.	Varies	Varies	Varies
Parking*	2	2	1.5	1.5	1.5	1.5	1-2	1-2
Source: Cathedral City Zoning Ordinance, 2013 *Parking represents total parking requirement. The City has no requirement for additional guest parking. **Density in the DRN and MXC zones is based on parcel size. For lots of 10,000 to 20,999 square feet, a density of 20 units/acre is permitted; for lots of 21,000 to 41,999 square feet, a density of 27 units/acre is allowed; and for lots of more than 42,000 square feet, a density of 36 units/acre is allowed.								

The standards described above are consistent with, or more liberal than, many other Coachella Valley cities and do not pose a constraint to the development of housing.

Fees and Processing Times

The City's Planning and Building Division fee schedules have been established as enterprise funds, to recapture the City's cost of processing the applications. The time spent on each application is tracked, and deposits returned to the developer if the time is not spent on the application. As such, fees imposed by the City are reasonable and do not represent a significant impact on the cost of construction. Fees for plan check and building permits are based upon the valuation of the structure, as is consistent in most communities in California. Development impact fees are listed in Table III-24, and represent a total cost of about \$4.50 per square foot excluding school and utility fees.

**Table III-24
Estimated Development Fees**

Fee Purpose	Fee Description or Amount
Building Permit Fee	Based on total value of project, determined per the Administrative Code
Plan Check Fee	65% of the Building Permit Fee
Seismic Motion Implementation Program (S.M.I.P.)	State Tax
Grading Permit	Based on total yardage being moved
Document Imaging	Fee
Permit Issuance	Set fee, covers cost of permits
CV Multi-Species HCP Fee	\$1,278 – 0-8 du/acre \$531 – 8.1-14 du/acre \$234 – 14.1+ du/acre
Park fees	Varies with location
City Facilities Impact Fee	\$1,850 for residential and varies for commercial/industrial
School Fee	Residential \$3.43 per s.f. of living area
CFD Police and Fire	\$600 per unit
Transit Development Fee (transit stop improvements)	\$5.00 per l.f. on arterial streets
Master Undergrounding Plan	\$0.15 per s.f. of roofed area
Police, Fire, Facilities and Signalization Fund	\$150 per 1,000 s.f. of building area
Transportation Uniform Mitigation Fee	\$1837.44 per residence
Quimby Fee	Land dedication or in lieu fee
Building Standards Administration	\$4 per \$100,000 building valuation
General Plan Maintenance	\$0.50 per \$1,000 building permit valuation
Source: Cathedral City Building Department, 2013.	

A typical multi-family unit will be charged about \$7,000 in City-specific impact fees, not including TUMF, Multi-Species or similar regionally applicable fees. The City's impact fees are considerably less than surrounding jurisdictions and do not represent a constraint to development.

The City requires design review for all multi-family projects, which can be processed concurrently with any other permit which might be required. In the Mixed Use Commercial Zone, multi-family residential projects require a conditional use permit, which is processed concurrent with the design review process. Design Review is a simple analysis which assures that the project's design meets the requirements of the zone in which it occurs. If public notice is required, advertising and mailings are made 10 days prior to a public hearing. The findings needed for approval of either a design review or a conditional use permit pertain to the project's consistency with the General Plan and Zoning Ordinance; public health and safety; and the

site's physical ability to accommodate the project. The average processing time for a typical application is 3 to 4 months, which is generally less than many Valley cities, and does not represent a constraint. Individual single-family homes do not require design review approval, and are checked by the Planning Division as part of the usual building plan checking process.

The site plan is circulated to the Fire Department, Police Department, Engineering Department and others for comment on the technical requirements of the proposal. The Police Department reviews all multi-family projects in accordance with Crime-Free Housing principles. The provision of adequate security assures a livable community by employing neighborhood watch, clear sight distances and similar techniques to assure a safe environment. The requirements do not represent a constraint on the construction of affordable housing as they do not have a financial impact on projects.

Code Enforcement

The City's Code Compliance efforts are operated through its Police Department. A land owner is generally warned three times of a violation prior to the initiation of a citation and associated court action.

The City's Code Compliance Division makes every effort to give as much time as possible to a violator to correct the problem. Depending on the severity of the offense, a warning will be accompanied with a deadline of 10 to 30 days for rectification.

The Code Compliance Division also actively participates in assisting low-income households in improving their properties through the CHIP and DHRP programs.

Non-Governmental Constraints

This section addresses the potential constraints not generated by governmental entities, including land costs, construction costs, financing costs, speculation, availability of infrastructure, and physical constraints.

Construction Costs

Construction costs have decreased in recent years due to the effects of the recession, and competitive bidding has forced a retrenching of cost estimates. The City has traditionally been somewhat lower in the cost of new home construction when compared to other Valley cities. In recent years, homes have cost between \$150 and \$250 per square foot to construct, depending on amenities and finishes.

Building costs do not appear to be unduly increased through local building codes. However, state regulations with respect to energy conservation, though perhaps cost effective in the long run, may add to initial construction costs.

Building codes regulate new construction and substantial rehabilitation. They are designed to ensure that adequate standards are met to protect against fire, collapse, unsanitary conditions, and safety hazards. The City has adopted the 2010 edition of the California Building Code, which is typical of all local jurisdictions in California.

Land Costs

Land costs include the costs of raw land, site improvements, and all costs associated with obtaining government approvals. Fully-developed, ready-to-build single-family lots are currently available at prices ranging from \$70,000 to \$90,000, depending on the size and location. The 2012 median sales price for existing homes as reported by DataQuick was \$159,000 for single-family detached houses and \$100,000 for condominiums.

Financing Costs

Financing costs impact both the purchase price of the unit and the home buyer's ability to purchase. Interest rates fluctuate in response to national factors. Although mortgage interest rates are at historic lows, the economic conditions have resulted in lending restrictions, making it difficult for some people to obtain the necessary credit in order to qualify for loans. Financing costs in Cathedral City are equivalent to those in other communities throughout California.

Foreclosures

The "Great Recession" has caused significant foreclosures throughout the Valley. This condition has the potential to affect neighborhoods as foreclosed properties are not generally maintained, and can affect surrounding property values. Conversely, they can present an opportunity for stable households, insofar as foreclosures are often priced below market rates, and can represent an affordable alternative for a moderate income household. As the economy has begun to improve, foreclosure rates have dropped.

Infrastructure

The City's development patterns have resulted in the construction of major arterials and infrastructure throughout the City. As previously mentioned, the exception is the newly annexed North City area that will require extension and expansion of infrastructure to facilitate development.

The City requires, as do all communities in California, that a developer be responsible for all on-site improvements, and meet the standards established in the City's Zoning Ordinance. Off-site improvements, should they be required, are also the responsibility of the developer. If a public street is required, the developer will be responsible for a half width improvement, including curb, gutter and sidewalk, as is typical in most communities. Since most of the city's major streets have been improved to their ultimate right-of-way, development of residential projects will generally only require the improvement of local or collector streets.

Pursuant to SB 1087, the Desert Water Agency and the Coachella Valley Water District shall be provided the adopted Housing Element, and will be required to establish specific procedures to grant priority service to affordable projects. As most water and sewer services are installed in most neighborhoods in the City, including newly installed sanitary sewer systems in the Cove, 35th Avenue, and Dream Homes neighborhoods, the City's water and sewer providers will not be constrained in providing services in most areas of the City. Portions of the developed Whitewater, Pomegranate and Papaya neighborhoods are the only areas of the developed City not currently served by the sewer system, but do operate on septic tanks. Both Desert Water Agency and the Coachella Valley Water District have approved Urban Water Management

Plans, which were developed based on the City's General Plan build out, and state that both water providers have sufficient supplies available to meet the City's build out demands.

Physical Constraints

Most of the area south of I-10 poses few physical constraints to development. The land is flat, urbanized, and the soils are suitable for urban uses. Areas north of the freeway are subject to physical constraints such as steep slopes, lack of infrastructure and flooding. High wind conditions in the northern portion of the City make it difficult to maintain wood fences and the cost of block walls increases the cost of housing. Environmental constraints and physical constraints to development are further addressed in the Environmental Resources and the Environmental Hazards Element of the General Plan.

Energy Conservation

Title 24 of the California Building Code requires energy efficiency in all new construction of housing through design features, insulation, and active solar devices. The City applies the requirements of Title 24 to new housing developments, as is typical of most communities in California. The City also encourages the implementation of energy conservation measures through design, including shade structures for eastern and western exposures, and the provision for shade trees and reduction in asphalt areas to protect against solar heating during summer months.

The City has taken proactive measures to reduce energy consumption. The City is also working on green building programs for affordable housing projects, although no established protocols have yet been developed. The City requires that all affordable housing proposals requesting assistance include green construction techniques and materials in their development plans.

The City will continue to balance the cost associated with green building with the long-term savings to the residents to assure that green construction is employed wherever possible. Pressures in the marketplace from renters and buyers will also control the market for this type of residential product in the future.

Water Conservation

Cathedral City is served by two water agencies: the Coachella Valley Water District (CVWD) and Desert Water Agency (DWA). Both offer incentives for the conservation of water. Landscaping in the desert environment, especially turf, can demand a large quantity of water. In order to regulate unnecessary water consumption, the City and the water agencies have established water-efficient guidelines, incentives, and landscaping ordinances. Reducing water use on landscaping can be accomplished through the use of xeriscape landscaping, which utilizes drought-resistant plant species, and features that require no irrigation. Reduced water consumption can also be accomplished through the use of water-efficient appliances, faucets, and irrigation systems. Although certain water-efficient appliances and technologies may result in slightly higher initial costs, they are not expected to represent a significant constraint to affordable housing. In fact, many water-efficient appliances and watering techniques may actually reduce monthly bills since less water is used.

SPECIAL HOUSING NEEDS

This Section addresses those households or segments of the population that may have identifiable special housing needs because of occupation, income, health, or physical challenges.

Farm Workers

According to recent Census data⁴, 129 Cathedral City residents were employed in the category of agriculture, forestry, fishing, hunting and mining industry.

Although the farm worker population in Cathedral City is minimal, landscape personnel, gardeners, golf course maintenance, and tourist industry service workers represent a segment of the population that may require special housing needs.

Farm worker households generally fall into low- and very-low-income categories. However, as with all special needs, the City provides the opportunity for farm worker households to obtain rental subsidies, and also provides incentives for developers to maintain affordable units which are available to all segments of the community.

Homeless Persons

The number of homeless persons is difficult to quantify since they are mobile and transient, often crossing from one city or county into another. The mild winter climate in the Coachella Valley may attract the homeless. Hot summer temperatures encourage the homeless to seek daytime shelter in air conditioned places such as libraries, malls, and other buildings open to the public.

Primary reasons for homelessness in the Coachella Valley include sudden job loss, illness and lack of medical insurance, family break-ups such as divorce, and seasonal job layoffs or reduction in hours.

The 2013 County of Riverside Point-in-Time Homeless Count⁵ reported a total of 83 homeless persons in Cathedral City at the time of the survey, of which 65 were unsheltered and 18 were living in a shelter.

There are a number of programs and opportunities directed at providing housing and services for homeless persons. These assistance programs offer a range of social services from counseling, assistance with utilities, emergency food, rent and mortgage assistance for the first month, and the distribution of bus passes. Catholic Charities, a non-profit organization, is the primary provider of services to the homeless in the Coachella Valley. Jewish Family Services provides assistance to homeless families by helping them find housing and employment opportunities. The Coachella Valley Services and Overnight Shelter (SOS) provides food and housing to 16 homeless persons per night.

⁴ U.S. Census, 2007-2011 ACS, Table DP03

⁵ <http://www.riversidehomelesscounts.com/>

Catholic Charities work with homeless shelters and affordable residential units in the Coachella Valley to place low-income homeless or transient persons in permanent affordable housing. Catholic Charities and the Housing Authority of the County of Riverside operate Nightingale Manor, a 14-unit emergency shelter for homeless families. The shelter is located in Palm Springs, but serves families from the entire Coachella Valley region. In addition, Shelter from the Storm, a women's shelter, provides temporary housing throughout the Valley for abused women and their children, including a facility in Cathedral City.

Episcopal Community Services (ECS) offers programs and housing for homeless persons in the Coachella Valley. In 1999 the Cathedral City Redevelopment Agency transferred two 3-bedroom units to ECS for use through the Navajo Trails programs. Navajo Trails serves 31 homeless adults diagnosed with HIV/AIDS. The program offers long-term transitional housing for up to 2 years, and provides residents with access to supportive services including counseling. In 2008, the program changed to provide longer-term housing and services through the Desert Vista Program.

Other groups of homeless individuals, which may not be served by the above-mentioned facilities include the mentally ill, those with chemical dependencies, and those who voluntarily choose a transient lifestyle. These individuals may be served by the Coachella Valley Rescue Mission in Indio, or by the Emergency Cold Weather Shelter, located at the National Guard Armory in Indio. However, these facilities provide only emergency shelter and do not deal with the causes of homelessness.

The Desert AIDS Project (DAP) and 38 units within the City's Casa San Miguel serve disabled persons and persons who are at risk of homelessness.

SB2 Requirements and CVAG Solution to Homelessness

Senate Bill 2 (SB2) acknowledges homelessness as a statewide problem with damaging social and economic consequences. SB2 requires jurisdictions to plan for services to address the special needs and circumstances of homeless persons. Homelessness affects people of both genders and all races and ages, with some of the main causes being mental illness, substance abuse, prison release, and lack of affordable housing.

In accordance with SB2, and as a result of Riverside County's 10 Year Plan to End Homelessness, the Coachella Valley Association of Governments (CVAG) has proposed the development of a Multi Service Center. The Homelessness Committee of CVAG and the city of Cathedral City are working in partnership to address homelessness in Cathedral City.

Under the broader recommendations developed as part of the County of Riverside's 10-Year Strategy to End Homelessness, the Homelessness Committee has prepared a Strategic Plan to End Homelessness. The Plan focuses on the development of a Multi Service Centre (MSC) at McClain Road in north Palm Springs. The facility is intended to meet the needs of homeless people in the western portion of the Coachella Valley. The objective of the MSC is to provide comprehensive support services to promote progress towards permanent housing and self-sufficiency. The MSC will be designed to provide one-stop access to resources for individuals and families experiencing homelessness or at-risk of becoming homeless. In addition to

providing 125 beds, a wide array of supportive services will also be available, including basic amenities such as showering/personal care and laundry, transportation, childcare, medical care, mental health services, integrated case management, and social services. The shelter is not structured to assign beds to each participating jurisdiction.

In compliance with SB2, the Zoning Code has been amended to allow emergency homeless shelters by-right in the Institutional Housing Overlay (P/IH) district subject only to site plan review. Site plan review is a technical review of site plan and building conformance with the Zoning Ordinance, and does not involve a discretionary permit. The P/IH district is located south of the I-10 freeway, north of Vista Chino, west of Landau Boulevard, and east of western City boundary. There are 513 acres of Industrial vacant land in the City, which could accommodate emergency shelters. The Zoning Code also allows transitional and supportive housing as a residential use subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, in conformance with state law.

Elderly Persons

As noted in Table III-4 in the Demographic Background, the 2010 Census showed that about 15% of Cathedral City's population was age 65 or older. This is slightly greater than for the County as a whole, which reported about 12% of the population in the senior age group. The slightly higher proportion of elderly residents in Cathedral City is likely to continue given the Coachella Valley's reputation as a retirement area and the City's relatively low housing costs.

Affordability can be an issue of special concern to the elderly, who are often on fixed retirement incomes. In addition, the elderly may require assistance with housekeeping, maintenance, and repairs. Special design features that may be needed include elimination of barriers such as steps and the provision of appropriate recreational, social, and transportation services and amenities.

As the elderly become less independent and require more care, a continuum of housing options becomes important, ranging from independent unassisted living, to congregate or board care facilities which provide meals, maid service, and social opportunities, to nursing care facilities which provide complete medical care.

The City has a number of projects and programs available for the senior population. A total of 1,028 units of rental housing are currently restricted to low- and very-low-income senior households. All but one of the City's mobile home parks are restricted to ages 55 or older. Also available to seniors and disabled persons are free smoke alarms and fire inspections provided courtesy of the Fire Department and the Office of Housing Assistance.

Persons with Disabilities

According to recent Census data, approximately 12% of Cathedral City's population have some sort of disability, and 36% of seniors have at least one form of disability (Table III-25).

**Table III-25
Disabilities by Age**

Disability by Age	Persons	Percent
Under Age 5 - total persons	3,768	--
With a hearing difficulty	48	1.3%
With a vision difficulty	48	1.3%
Age 5 to 17 - total persons	10,748	--
With a hearing difficulty	259	2.4%
With a vision difficulty	68	0.6%
With a cognitive difficulty	450	4.2%
With an ambulatory difficulty	297	2.8%
With a self-care difficulty	189	1.8%
Age 18 to 64 - total persons	30,004	--
With a hearing difficulty	721	2.4%
With a vision difficulty	467	1.6%
With a cognitive difficulty	1181	3.9%
With an ambulatory difficulty	1476	4.9%
With a self-care difficulty	408	1.4%
With an independent living difficulty	1,029	3.4%
Age 65 and over* - total persons	7,008	--
With a hearing difficulty	1034	14.8%
With a vision difficulty	511	7.3%
With a cognitive difficulty	606	8.6%
With an ambulatory difficulty	1461	20.8%
With a self-care difficulty	548	7.8%
With an independent living difficulty	1118	16.0%

Source: U.S. Census, 2009-2011 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

The City has affordable housing units that are specifically designed for disabled persons. These are located at the Casa San Miguel complex, Tierra Del Sol, and Mountain View Apartments, which accept both senior and disabled residents. Casa San Miguel offers 27 units of Housing for Persons With AIDS (HOPWA), and Tierra Del Sol includes 7 units that are designed for sight, hearing, or mobility impaired persons. In addition, all 75 units at the Tierra Del Sol complex are designed to be adaptable for all types of physical disabilities. The Desert AIDS Project and Working Wonders also provide counseling and assistance to persons with AIDS.

The City adheres to State guidelines regarding disabled access, and promotes the use of principals of architectural design which aid the disabled. The Americans with Disabilities Act requires all new multi-family construction to include a percentage of units be accessible to disabled persons. The City of Cathedral City monitors and requires compliance with these standards as part of the building permit review, issuance, and inspection process.

The City imposes no special requirements or prohibitions on the development of housing for disabled persons beyond the requirements of the Americans with Disabilities Act. There is no concentration restriction for residential care homes. State and federal law does not permit the City to regulate group homes of 6 or fewer residents. Group homes of 7 or more residents are permitted with approval of a conditional use permit in the R-2, R-3, R-M and R-H zones. The City has also adopted procedures for providing reasonable accommodation for persons with disabilities.

Single-Parent Families and Female-Headed Households

Single-parent families and female-headed households generally have lower incomes, higher rates of poverty, and are more likely to live in overcrowded conditions. Typically, this special needs group has lower home ownership rates and spends a larger portion of its income on housing. The head of household is generally younger than the median age for head of household, except for seniors on Social Security.

Table III-26 Household Type by Tenure				
Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	5,793	51%	2,233	36%
Male householder, no wife present	492	4%	370	6%
Female householder, no husband present	1,034	9%	1,411	23%
Non-family households	3,933	35%	2,153	35%
Total Households	11,252	100%	6,167	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

Recent Census data indicates that about 13% of owner households and 29% of renter households are single-parent families (Table III-26).

Primary housing needs for these single-parent households include affordability and units of appropriate size for the age and gender mix of children. Proximity to schools and to other services and amenities is also important for this special needs group.

Large Families

Large families are those with 5 or more persons. Recent Census data indicates that 14% of owner households and 18% of renter households in Cathedral City have five or more members (Table III-27). Some of these households result from the consolidation of multiple families that share housing to reduce housing costs. If consolidated families could obtain affordable housing, fewer large family units would be needed.

**Table III-27
Household Size by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	2,762	25%	1,609	26%
2 persons	3,903	35%	1,318	21%
3 persons	1,707	15%	1,010	16%
4 persons	1,276	11%	1,129	18%
5 persons	908	8%	532	9%
6 persons	393	3%	254	4%
7 persons or more	303	3%	315	5%
Total Households	11,252	100%	6,167	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

Large families have a special need for three, four, or more bedroom units. Units of this size, affordable to low- and moderate-income households, are limited.

Organizations such as the Coachella Valley Housing Coalition, which actively constructs affordable housing projects throughout the Valley, have found that units with 4 bedrooms are less in demand than they have been in the past. They attribute this change, in part, to the “Americanization” of Latino and Asian households, which had in the past tended toward multi-generational housing opportunities. As these families’ cultural basis changes, the need for a larger unit in which two or three generations resides appears to be diminishing.

Public Participation

As part of the preparation of this Housing Element, the City conducted a City Council study session, public workshops, and Planning Commission and City Council hearings to review the goals, policies and programs included in this element.

All meetings were fully advertised, and special flyers were distributed to stakeholders in the City and the Valley as a whole. Over 40 interested persons and organizations were contacted as part of the outreach program. Public comments from the various meetings are reflected in the City’s housing policies and programs for the 2013-2021 planning period.

GOALS POLICIES AND PROGRAMS

GOAL 1

A broad range of housing types located in all the City's neighborhoods, which meet the needs of all existing and future households.

Policy 1.A

Ensure that sufficient residentially designated lands and appropriate zoning exist to meet the City's future housing needs.

Program 1.A.1

Maintain the list of affordable housing sites as shown in Table III-15, Inventory of Available Vacant Lands, and update the list annually to include lands in the North City Specific Plan area as infrastructure is extended to this area.

Responsible Agency: Community Development Department,

Schedule: Annually through 2021

Program 1.A.2

Maintain land use and zoning designations in the General Plan and zoning maps that allow for diversity of housing types and densities.

Responsible Agency: Community Development Department

Schedule: On-going

Program 1.A.3

Maintain a Planned Unit Development (PUD) permit ordinance that allows flexibility in development standards to encourage housing construction while preserving natural resources.

Responsible Agency: Community Development Department

Schedule: On-going

Program 1.A.4

Negotiate the inclusion of affordable housing in Specific Plans, PUDs, and Tentative Tract Maps with each developer as application is made. The negotiation may include the provision of financial incentives, if available, accelerated review process, or development standard concessions in exchange for deed restricted affordable units within each project.

Responsible Agency: Community Development Department

Schedule: On-going

Program 1.A.5

The City will provide technical assistance to property owners and developers in support of lot consolidation, including identifying opportunities for potential consolidation and incentives to encourage consolidation of parcels, as appropriate.

Responsible Agency: Community Development Department, Housing Successor Agency

Schedule: On-going

Program 1.A.6

Promote development of mixed use projects in the Downtown area which combine high-density residential with local commercial services. Post a list of vacant or underutilized residential sites on the City web site as part of a page dedicated to development opportunities in the Downtown area.

Responsible Agency: Housing Successor Agency, Economic Development

Schedule: On-going

Policy 1.B

Provide a sufficient variety of housing types to meet the housing needs of all residents, regardless of race, religion, sex, marital status, ancestry, sexual orientation, nationality, or color.

Program 1.B.1

In order to reduce infrastructure cost, the City will encourage infill development and the remodeling or addition to existing homes wherever possible through the use of expedited processing and financial incentives, if available.

Responsible Department: Community Development Department, Housing Successor Agency

Schedule: On-going

Program 1.B.2

Encourage in-fill development in areas that are already serviced with adequate infrastructure, including streets and water and sewer lines, to support build-out of the neighborhood. The City shall consider fee waivers, reductions in development standards, or financial assistance if feasible.

Responsible Department: Community Development Department

Schedule: On-going

Program 1.B.3

Work with private organizations -- including the Coachella Valley Housing Coalition, Shelter from the Storm, the Senior Center, Desert AIDS Project, Foundation for the Retarded or Braille Institute -- in assisting whenever possible in the housing of disabled residents or those with special housing needs in the City. The City shall consider fee waivers, reductions in development standards, or financial assistance if feasible.

Responsible Agency: Housing Successor Agency

Schedule: On-going

Program 1.B.4

Continue to enforce the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the Riverside County Office of Fair Housing. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at City Hall and at the Library.

Responsible Agency: Housing Successor Agency

Schedule: On-going

Program 1.B.5

Continue to work with the Coachella Valley Association of Governments toward a regional solution for homelessness through support of the Multi Service Center in North Palm Springs, and other efforts as they are developed.

Responsible Agency: City Manager's office, Housing Successor Agency

Schedule: On-going

Program 1.B.6

Work with the Coachella Valley Association of Governments to determine the need for affordable "Workforce Housing" and promote development of such.

Responsible Agency: City Manager's office, CVAG Workforce Housing Planning Committee

Schedule: On-going

Policy 1.C

The City shall ensure that new and rehabilitated housing is efficient in its use of energy and natural resources.

Program 1.C.1

New development and rehabilitation efforts will be required to incorporate energy efficiency through architectural and landscape design and the use of renewable resources and conservation of resources. Set aside funds shall be considered for projects which provide high levels of energy conservation for affordable housing.

Responsible Agency: Community Development Department, Environmental Conservation Division

Schedule: On-going

Program 1.C.2

A list of known incentives for energy and water conservation measures shall be maintained by the Community Development Department and made available for developers and property owners at the City's reception desk.

Responsible Agency: Community Development Department, Environmental Conservation Division

Schedule: On-going

Program 1.C.3

Expand the City's support for green building and LEED certified projects to encourage private development participation in these programs as part of future housing projects for all income levels through the pre-application and application review process.

Responsible Agency: Community Development Department

Schedule: On-going

Policy 1.D

Encourage the development of appropriate unit sizes in affordable multi-family rental projects and second units on single family lots.

Program 1.D.1

Work closely with housing advocates and stakeholders to identify needs in the community based on household size, and develop and support projects that meet those needs. This should include the full range of potential units, from single-room-occupancy units to 4- and 5-bedroom units, depending on the need foreseen in the City during the planning period, through bond financing for affordable housing via the County Housing Authority or other appropriate means.

Responsible Department: Community Development Department; Housing Successor Agency

Schedule: On-going

Policy 1.E

High-density, affordable and senior projects shall be located with convenient access to shopping, public transit, schools, parks, and public facilities such as streets and sidewalks.

Program 1.E.1

Require developers of affordable and senior housing projects to confer with SunLine Transit regarding the provision of service to the project.

Responsible Agency: Community Development Department

Schedule: On-going

Policy 1.F

Ensure that affordable housing projects are available for hotel and service industry employees.

Program 1.F.1

Continue to work with CVAG and the Agua Caliente Band of Cahuilla Indians toward development of workforce housing, including Tribal parcels in the City which may be appropriate for affordable housing.

Responsible Agency: Community Development Department

Schedule: On-going

GOAL 2

Facilitate the development of affordable housing for very-low-, low- and moderate-income households.

Policy 2.A

In order to leverage local investment, promote and facilitate the use of State and federal monies for the development and rehabilitation of affordable housing in the community.

Program 2.A.1

The City shall encourage and assist self-help housing funded by non-profit organizations for single family, infill development.

Responsible Agency: Housing Successor Agency

Schedule: On-going

Program 2.A.2

Continue to distribute the City's information for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing at City Hall, the Senior Center, and the Coachella Valley Desert Builders' Association (CVDBA) offices.

Responsible Agency: Housing Successor Agency

Schedule: On-going

Program 2.A.3

Should the City be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG funds and appropriate grant funds, if available, will be considered to facilitate purchase of such a project. All non-profit organizations that have expressed an interest in purchasing such projects, including the Riverside County Economic Development Agency Housing Authority and other non-profit groups will be notified immediately of any such properties for sale or at risk of losing affordability restrictions. This will be done in accordance with AB 987.

Responsible Agency: Housing Successor Agency

Schedule: On-going

Program 2.A.4

Maintain and update the database of infill lots throughout the community that would be appropriate for the development of affordable housing for extremely low, very low and low income households, including self-help ownership housing. Promote these parcels in the development community, through brochures, potential streamlined processing incentives, and other means.

Responsible Agency: Community Development Department

Schedule: On-going

Program 2.A.5

Review requests for density bonuses in affordable housing projects on the basis of its requirements.

Responsible Agency: Community Development Department

Schedule: On-going

Program 2.B.1

In older neighborhoods where extremely low, low and very low income households are a significant portion of the residents, consider the assignment of bond proceeds for the improvement of streets, water, sewer, and flood control improvements to bring these facilities into compliance with current standards.

Responsible Agency: Community Development Department

Schedule: On-going

Program 2.B.2

Maintain the City's database of affordable housing projects and units, and the Housing Replacement Plan, and develop action plans should these units be converted or destroyed per AB 987.

Responsible Agency: Housing Successor Agency

Schedule: On-going

Program 2.C.2

The Planning Division shall seek to identify innovative housing solutions for extremely low, very low, low income households and the elderly.

Responsible Department: Community Development Department

Schedule: On-going

Policy 2.D

Promote and preserve mobile home parks for their value as extremely low, very low, low and moderate income housing opportunities.

Program 2.D.1

Any conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Responsible Agency: Community Development Department, Housing Successor Agency

Schedule: On-going

Program 2.D.2

Maintain a mobile home rent control ordinance which protects all mobile home residents who do not have long-term lease agreements.

Responsible Agency: Housing Successor Agency

Schedule: On-going

Policy 2.E

Continue to redevelop the Downtown with higher density housing and encourage mixed use development where residential units are above commercial businesses.

Program 2.E.1

Continue to pursue prototype higher-density housing in the Downtown area to further the concepts of mixed use in the urban core.

Responsible Agency: Community Development Department, City Manager's office

Schedule: On-going

Program 2.E.2

Maintain provisions in the Zoning Ordinance that allow for residential uses in the second story of commercial centers in the Downtown area.

Responsible Agency: Community Development Department

Schedule: On-going

Policy 2.F

The City shall encourage crime-free housing programs for all projects constructed in the City.

Program 2.F.1

All projects shall be reviewed by the Police and Fire Departments to ensure that adequate security and ‘defensible space’ is provided.

Responsible Agency: Community Development Department, Police Department, Fire Department

Schedule: On-going

Program 2.F.2

All assisted affordable housing projects will comply with the precepts for Crime-Free Housing.

Responsible Agency: Housing Successor Agency, Community Development Department, Police Department

Schedule: On-going

GOAL 3

The maintenance and rehabilitation of the City’s residential neighborhoods.

Policy 3.A

Ensure that the quality of dwelling units in existing neighborhoods is improved, conserved, rehabilitated and maintained.

Program 3.A.1

Maintain the Sewer Hook-up Assistance Redevelopment Program (SHARP), allowing grants and loan assistance programs for qualifying extremely-low-, very-low-, low-, and moderate-income households in order to encourage the rehabilitation of existing housing units as funding permits.

Responsible Agency: Housing Successor Agency, Community Development Department

Schedule: Annual budget allocations as funding permits

Program 3.A.2

All City codes, including the Uniform Building Code, will be enforced in the City’s Building Division and Code Compliance Division, so that existing units are maintained in good repair.

Responsible Agency: Community Development Department; Police Department/Code Compliance Division

Schedule: Ongoing

Program 3.A.3

Develop a rehabilitation and neighborhood revitalization plan for that area north of Dinah Shore Drive, generally west of Date Palm Drive, known as the Whitewater neighborhood, which targets short-, medium-, and long-range plans for the rehabilitation of existing duplexes, and the development of quality single-family housing.

Responsible Agency: Community Development Department

Schedule: 2014-2016

Program 3.A.4

Maintain an inventory that lists existing neighborhoods with substandard infrastructure, including partially paved roads, substandard water lines, flooding problems, absence of sewer service and lack of street lighting, quantify the need for improvements and identify funding sources.

Responsible Agency: Community Development Department, Public Works Division

Schedule: Once every 5 years, to be completed prior to 2016/2013

Program 3.A.5

Analyze the development potential for the area northeast of East Palm Canyon and Golf Club Drive, and consider programming infrastructure improvements, including roadway improvements, signalization of Cree Road and East Palm Canyon Drive, and provision of sewer and water improvements to encourage development of affordable housing in the area.

Responsible Agency: Community Development Department, Public Works Division

Schedule: 2014-2016

Program 3.A.6

The Code Compliance Division of the Police Department shall continue to maintain and upgrade living conditions in those neighborhoods with serious endemic problems to ensure safe, sanitary, and healthy living condition throughout all neighborhoods of the City through existing and future programs such as the Graffiti Elimination Program.

Responsible Agency: Graffiti Task Force, Police Department/Code Compliance Division

Schedule: Ongoing

Program 3.A.7

Bring to City Council the option of incorporating the Uniform Housing Code into the City's Municipal Code as a tool for Code Compliance to encourage proper maintenance of owner-occupied and rental properties.

Responsible Agency: Police Department/Code Compliance Division, Community Development Department

Schedule: 2014-2015

Appendix A
Evaluation of the Prior Housing Element

Appendix B
Land Use Inventory Mapping